

153.0

0008

0006.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
767,000 / 767,000  
767,000 / 767,000  
767,000 / 767,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		FAYETTE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PINARD JOSEPH D & MELINDA	
Owner 2:	
Owner 3:	
Street 1: 15 FAYETTE ST	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: PINARD ROBERT L/TRUSTEE -	
Owner 2: A LOUISE PINARD IRREVOCABLE TR -	
Street 1: 18 CAPTAIN TOWNE ROAD	
Twn/City: EAST SANDWICH	

StProv: MA	Cntry	
Postal: 02537	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 2354 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrooms.	

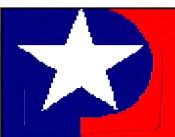
OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4654		Sq. Ft.	Site		0	80.	1.20	9									447,696							447,700

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4654.000	319,300		447,700	767,000		102249
							GIS Ref
							GIS Ref
							Insp Date
							04/26/18



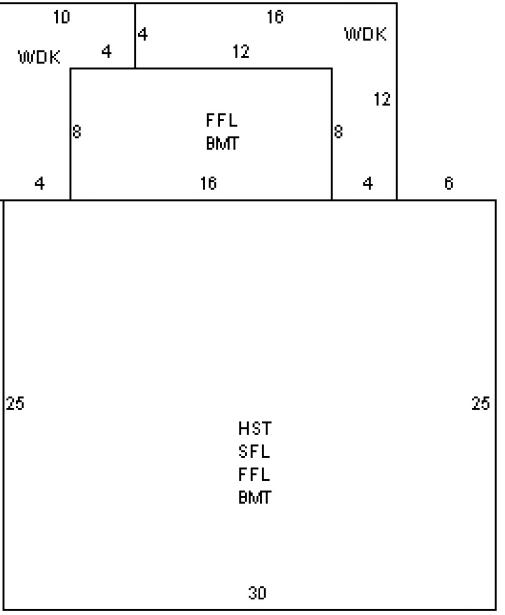
PRIOR ID # 1: 102249  
PRIOR ID # 2:  
PRIOR ID # 3:  
PRIOR ID # 1:  
PRIOR ID # 2:  
PRIOR ID # 3:  
ASR Map:  
Fact Dist:  
Reval Dist:  
Year:  
LandReason:  
BldReason:  
CivilDistrict:  
Ratio:

PREVIOUS ASSESSMENT		Parcel ID		153.0-0008-0006.A						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	319,300	0	4,654.	447,700	767,000		Year end	12/23/2021
2021	101	FV	310,100	0	4,654.	447,700	757,800		Year End Roll	12/10/2020
2020	101	FV	310,200	0	4,654.	447,700	757,900		757,900 Year End Roll	12/18/2019
2019	101	FV	233,700	0	4,654.	419,700	653,400	653,400	Year End Roll	1/3/2019
2018	101	FV	232,700	0	4,654.	347,000	579,700	579,700	Year End Roll	12/20/2017
2017	101	FV	232,700	0	4,654.	319,000	551,700	551,700	Year End Roll	1/3/2017
2016	101	FV	232,700	0	4,654.	291,000	523,700	523,700	Year End	1/4/2016
2015	101	FV	223,300	0	4,654.	285,400	508,700	508,700	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
PINARD ROBERT L	58980-153	4/27/2012	Family		460,000
PINARD A LOUISE	57581-363	10/5/2011	Convenience		1
	13657-666	1/1/1901	Family		No
					N

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
9/21/2016	1153	Redo Kit	15,000	O						4/26/2018	MEAS&NOTICE	BS	Barbara S						
5/30/2012	682	AbvGrd.	5,000							3/13/2009	Inspected	372	PATRIOT						
6/8/1994	263		3,200					WDK 10X16		1/12/2009	Measured	372	PATRIOT						
										10/27/2000	Hearing N/C	163	PATRIOT						
										4/21/2000	Inspected	264	PATRIOT						
										11/30/1999	Mailer Sent								
										11/23/1999	Measured	264	PATRIOT						
										1/1/1982		MS							

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 05 - Garrison	2H - 2 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	OF=SINK IN BMT.								10	16	WDK									
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 16 - Stone Vene	A Bath: 1	Rating:									4	12	WDK									
			12 %	3/4 Bath: 1	Rating:									12	12										
				A 3QBth: 1	Rating:									8	8	FFL									
				1/2 Bath: 1	Rating: Average									16	4	BMT									
				A HBth: 1	Rating:									4	6										
				OthrFix: 1	Rating: Fair									2											
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																	
Grade: C - Average	Year Blt: 1939	Eff Yr Blt:		Kits: 1	Rating: Average	1st Res Grid   Desc: Line 1   # Units 1								FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Alt LUC:		Alt %:		A Kits:	Rating:																				
Jurisdct:		Fact:	.	Fpl: 2	Rating: Average																				
Const Mod:		Lump Sum Adj:		WSFlue: 1	Rating:																				
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Location:		Total Units:		Floor:		% Own:		Name:		Exterior:	No Unit	RMS	BRS	FL	1	9	5				
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 6 - Ceramic Tile	5 %										Interior:												
Bsmnt Flr: 12 - Concrete	Subfloor:												Additions:												
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical											Kitchen:												
Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 5 - Steam											Baths:												
# Heat Sys: 1	% Heated: 100	% AC: 100											Plumbing:												
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled										Electric:												
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:		Heating:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 153.0-0008-0006.A												<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value							
More: N	Total Yard Items:	Total Special Features:										Total:													